Prepared By and Return To:
Overland Title Company, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20100041083 DEEDWARR
Recvd: 07/06/10 09:17 2 pgs
Fees:13.00 Taxes:222.00
20100706-0052621

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-100600333

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
~~$60,000.00~~ $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 2nd day of JULY, 2010

Notary Public

MY COMMISSION EXPIRES: 11/22/10

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID COUNTS 94 LUTIE STREET NASHVILLE, TN 37210	New owner	119-06-0-080.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TINA R. BURGESS, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID COUNTS AND WIFE, ROBIN COUNTS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Sterling Subdivision, No. 1, as of record in Book 1424, page 97, Register's Office for said County.

Said Lot No. 19 fronts 60 feet on the northerly side of Lutie Street, and runs back between parallel lines, 158.4 feet to a dead line.

Being the same property conveyed to Tina R. Burgess, by Quitclaim Deed from Douglas C. Whitley, an unmarried person, (his 1/2 undivided interest) dated 3/7/08 and recorded 3/13/08, in Instrument No. 20080313-0025308 and conveyed to Douglas C. Whitley, an unmarried person by Quitclaim Deed from Kelly R. Compton, (his 1/2 undivided interest) dated 7/21/03 and recorded 7/24/03 in Instrument No. 20030724-0103684, and conveyed to Kelly R. Comption by Quitclaim Deed from Douglas C. Whitley, (his 1/2 undivided interest) dated 7/24/02 and recorded 7/26/02, in Instrument #20020726-0089955, and conveyed to Tina R. Burgess and Douglas C. Whitley, by Warranty Deed from Darline R. Bennett Heath, dated 12-31-86 and recorded 1-30-87 in Book 7122, page 245, in the Register's Office of Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved (X) property known as **94 LUTIE STREET, NASHVILLE, TN 37210**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 2nd day of JULY, 2010.

Tina R Burgess

TINA R. BURGESS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TINA R. BURGESS the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of JULY, 2010.

Commission Expires: _____

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2010.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2010, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 2010.

Commission Expires:_____

_____
Notary Public